023.0	0005	0021.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	796,800 / 796,800
					USE VALUE:	796,800 / 796,800
					ASSESSED:	796,800 / 796,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		COTTAGE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RIVEL ALON
Owner 2:	PACKER MICHAEL SAMUEL
Owner 3:	
Street 1:	17 COTTAGE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LI WEI & -
Owner 2:	ZHOU YAO -
Street 1:	17 COTTAGE AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .105 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1880, having primarily Vinyl Exterior and 1648 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4562.000	350,600	700	445,500	796,800
Total Card	0.105	350,600	700	445,500	796,800
Total Parcel	0.105	350,600	700	445,500	796,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 483.50 /Parcel: 483.50

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 15557

GIS Ref

GIS Ref

Insp Date 07/21/17

!1939!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 023.0-0005-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	350,600	700	4,562.	445,500	796,800		Year end	12/23/2021
2021	101	FV	340,700	700	4,562.	445,500	786,900		Year End Roll	12/10/2020
2020	101	FV	340,700	700	4,562.	445,500	786,900	786,900	Year End Roll	12/18/2019
2019	101	FV	258,200	700	4,562.	473,300	732,200	732,200	Year End Roll	1/3/2019
2018	101	FV	258,200	700	4,562.	345,300	604,200	604,200	Year End Roll	12/20/2017
2017	101	FV	257,700	0	4,562.	300,700	558,400	558,400	Year End Roll	1/3/2017
2016	101	FV	257,700	0	4,562.	256,200	513,900	513,900	Year End	1/4/2016
2015	101	FV	243,800	0	4,562.	250,600	494,400	494,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:49:21

LAST REV

Date	Time
10/26/20	10:04:30
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1939

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LI WEI &,	72789-237	1	6/19/2019		820,000	No	No		
GRAHAM TIMOTHY	63990-453		7/30/2014		502,000	No	No		Timothy M Graham d.o.d. 12/23/2014 Bk 63990 P
HILSON EDNA L	24011-98		12/8/1993		140,000	No	No		Y

USER DEFINED

Prior Id # 1:	15557
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/8/2020	756	Solar Pa	19,841	C				
3/10/2020	359	Re-Roof	11,500					
6/11/2018	770	Redo Kit	10,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/22/2019	SQ Returned	JO	Jenny O
7/21/2017	MEAS&NOTICE	HS	Hanne S
9/30/1999	Meas/Inspect	263	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4562		Sq. Ft.	Site		0	80.	1.22	1									445,488						445,500	

Total AC/HA:	0.10473	Total SF/SM:	4562	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	445,488	Spl Credit		Total:	445,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1880	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.28713584
Const Adj.:	0.99989998
Adj $ / SQ:	173.746
Other Features:	92579
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	430771
Depreciation:	80123
Depreciated Total:	350648

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

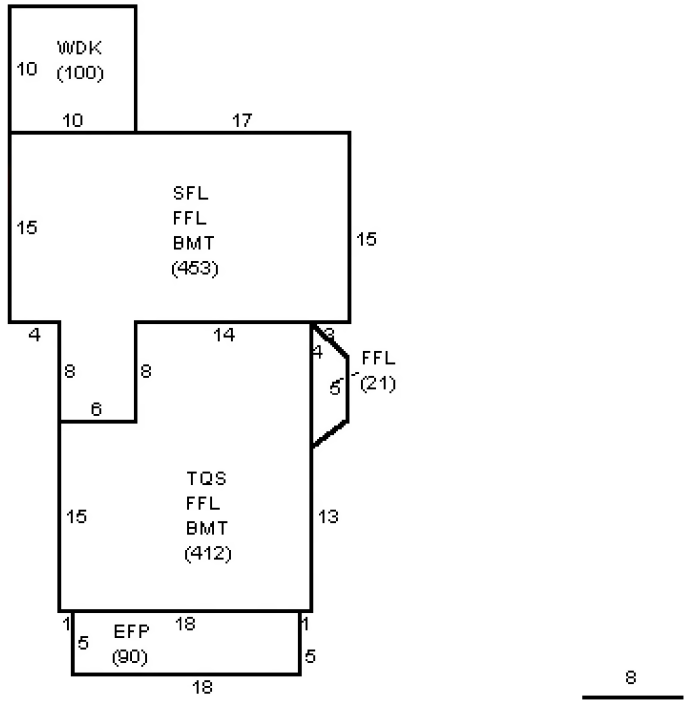
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	173.75
Special Features:	0	Val/Su Net:	129.71
Final Total:	350600	Val/Su SzAd	212.74

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	886	173.750	153,939
BMT	Basement	865	52.120	45,087
SFL	Second Floor	453	173.750	78,707
TQS	3/4 Story	309	173.750	53,688
WDK	Deck	100	16.000	1,600
EFP	Enclos Porch	90	57.470	5,172

Net Sketched Area:	2,703	Total:	338,193
Size Ad	1648	Gross Area	2806	FinArea	1648
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 023.0-0005-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X14	A	AV	2014	4.93	T	5	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700

IMAGE

AssessPro Patriot Properties, Inc